

Agenda

Town of Fairview



Agenda Town Council Meeting **June 8, 2021** 6:30 pm

Meeting will be in the Fairview Town Hall Meeting Room

1. Call the meeting to order: ---Mayor Thomas

Invocation
Pledge of Allegiance

- a. Agenda Changes
- b. Approval of Agenda

2. Public Comments / Presentations:**

3. Consent Agenda:

- a) Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*
- b) Land Use Report---*Report Accepted as Information*
- c) Fund Balance Worksheet 2020-2021 --- *Report Accepted as Information*
- d) Fairview Park Event May Draft Minutes (*Minutes Accepted as Information*)
- e) Fairview Park Facility May Draft Minutes (*No May Meeting*)
- f) Planning Board May Draft Minutes (*No May Meeting*)
- g) Approve Council Minutes for May 11, 2021

Agenda

h) Approve and Open Council Closed Session Minutes for May 11, 2021

4. Items of Business:

Item 1: Discuss/Approve budget amendments for the 2020-2021 Budget ---
Darrell Baucom

Item 2: Public Hearing on proposed 2021-2022 Town Budget

Finance Officer to explain proposed budget

Mayor to Open Public Hearing

**Hear public comments on the proposed 2021-2022
Budget for the Town of Fairview**

Mayor to Close Public Hearing

Item 3: Discuss/Adopt 2021-2022 Budget Ordinance for fiscal year ---*Darrell
Baucom*

Item 4: Discuss/Approve updating Solar Energy Ordinance, Section 180P --- *Ed
Humphries*

Mayor Thomas to open Public Hearing

Public Comments

Mayor Thomas to Close Public Hearing

Item 5: Request for funds from Turning Point, Inc. in the amount of \$700.00

5. Council Comments:

6. Adjournment

AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS IN PROGRESS

**** Public Comments are limited to 3 minutes**

Consent Agenda

A consent agenda is an effective means of managing the length of a meeting. It is normally made up of routine items that are not controversial in nature and upon which no further discussion is anticipated. Action on the consent agenda usually occurs early in the meeting with all items listed being approved by one motion and vote.

If any member of the governing body feels the need to discuss one or more of the items more fully, the item may be removed from the consent agenda and placed on the regular agenda.

2:22 PM

05/28/21

Accrual Basis

Town of Fairview
Balance Sheet
As of May 31, 2021

	May 31, 21
ASSETS	
Current Assets	
Checking/Savings	
First National Bank	371,900.72
Total Checking/Savings	371,900.72
Other Current Assets	
Franchise Tax Receivable	29,195.44
Investments	
Investments NCCMT	1,062.42
Total Investments	1,062.42
Prepaid assets	1,186.00
Sales Tax Receivable	4,877.20
Sales tax refund	656.08
Taxes receivable	1,652.60
Taxes receivable - ad valorem	-975.16
Taxes receivable - motor veh	863.92
Total Other Current Assets	38,518.50
Total Current Assets	410,419.22
Fixed Assets	
Accumulated Depreciation	-312,922.07
Building and Improvements	1,181,642.75
Computer Equipment	12,643.66
Furniture and Equipment	1,698.00
Land	734,289.94
Land improvements	17,545.00
Leasehold improvements	27,486.25
Park equipment	148,928.88
Rental House	137,436.59
Total Fixed Assets	1,948,749.00
TOTAL ASSETS	2,359,168.22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	22,708.00
Total Accounts Payable	22,708.00
Other Current Liabilities	
Accrued payroll	3,401.69
Deferred revenue - ad valorem	1,923.45
Payroll Liabilities	522.56
Prepaid taxes	12.44
Security deposit - rental house	1,395.00
Total Other Current Liabilities	7,255.14
Total Current Liabilities	29,963.14
Long Term Liabilities	
Note payable on park land	520,000.00
Total Long Term Liabilities	520,000.00
Total Liabilities	549,963.14
Equity	
Amount to be provided for LTD	-520,000.00
Equity	
Fixed assets	1,948,749.00

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Accrual Basis

Town of Fairview
Balance Sheet
As of May 31, 2021

	May 31, 21
Total Fund Balance	1,207,568.00
Total Equity	3,156,317.00
Retained Earnings	-805,818.25
Net Income	-21,293.67
Total Equity	1,809,205.08
TOTAL LIABILITIES & EQUITY	2,359,168.22

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05/28/21

Accrual Basis

Town of Fairview
Profit & Loss Budget vs. Actual
July 2020 through June 2021

	Jul '20 - Jun 21	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Ad Valorem taxes	81,662.29	79,000.00	2,662.29
Alcoholic beverage	15,931.35	15,900.00	31.35
Donation - vendors	-125.00		
Farm Land rental	1,583.55	0.00	1,583.55
Fund balance appropriated	0.00	40,765.00	-40,765.00
Gain on sale of assets	100.00		
Interest on delinquent taxes	378.97		
Investment income	520.17	500.00	20.17
Misc income	100.00		
Motor vehicle taxes	10,708.01	10,200.00	508.01
Park rental income	1,350.00	1,350.00	0.00
Rental house income	13,810.50	15,000.00	-1,189.50
Sales and use tax	30,388.53	26,600.00	3,788.53
Utility Franchise taxes	99,659.82	134,400.00	-34,740.18
Zoning fees	15,641.00	15,500.00	141.00
Total Income	271,709.19	339,215.00	-67,505.81
Expense			
Advertising and Promotion	485.07	1,000.00	-514.93
Audit fees	8,530.00	8,530.00	0.00
Bank Service Charges	351.00	500.00	-149.00
Debt repayment	61,840.00	61,840.00	0.00
Dues and Subscriptions	5,880.56	6,000.00	-119.44
Festival expense	4,767.77	15,000.00	-10,232.23
Fire Dept Truck Payment	26,284.62	26,285.00	-0.38
Grants	0.00	1,000.00	-1,000.00
Insurance Expense	5,522.33	5,550.00	-27.67
Internet and website	7,433.09	10,800.00	-3,366.91
Legal fees	9,098.50	12,000.00	-2,901.50
Miscellaneous Expense	1,540.00	2,360.00	-820.00
Office expense	13,085.19	15,500.00	-2,414.81
Office utilities	3,576.39	4,000.00	-423.61
Park Maintenance	20,611.83	30,000.00	-9,388.17
Park Utilities	1,845.85	2,200.00	-354.15
Payroll Expenses	37,392.55	41,400.00	-4,007.45
Payroll taxes	-35.63	7,400.00	-7,435.63
Planning and zoning	44,973.84	45,000.00	-26.16
Professional Fees	6,425.00	7,700.00	-1,275.00
Rent Expense	12,000.00	12,000.00	0.00
Rental house repairs, etc	764.45	1,000.00	-235.55
Salaries - Park	9,857.88	9,900.00	-42.12
Solid Waste Manage cost share	8,000.00	8,000.00	0.00
Tax collection fees	1,561.34	1,750.00	-188.66
Telephone Expense	1,071.82	1,500.00	-428.18
Training expense	0.00	500.00	-500.00
Travel Expense	408.20	500.00	-91.80
Total Expense	293,271.65	339,215.00	-45,943.35
Net Ordinary Income	-21,562.46	0.00	-21,562.46
Net Income	-21,562.46	0.00	-21,562.46

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05/28/21

Accrual Basis

Town of Fairview
Transactions by Account
As of May 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
First National Bank							362,341.71
Deposit	05/10/2021			Deposit	486.63		362,828.34
Paycheck	05/11/2021	103353	Darrell H. Baucom			825.03	362,003.31
Paycheck	05/11/2021	103351	Bill F. Thomas			46.17	361,957.14
Paycheck	05/11/2021	103352	Chrisie B Black			46.18	361,910.96
Paycheck	05/11/2021	103354	Doug Buchanan			46.17	361,864.79
Paycheck	05/11/2021	103355	Edward D Humphries			2,418.11	359,446.68
Paycheck	05/11/2021	103356	Gary H Wilfong			138.52	359,308.16
Paycheck	05/11/2021	103357	Gary M Medlin			46.17	359,261.99
Paycheck	05/11/2021	103358	Greg Morgan			46.17	359,215.82
Paycheck	05/11/2021	103359	Jerry C. Clontz			915.26	358,300.56
Paycheck	05/11/2021	103360	John A Biggers, Jr.			138.52	358,162.04
Paycheck	05/11/2021	103361	Joshua H Presley			46.17	358,115.87
Paycheck	05/11/2021	103362	Nancy H Randall			46.17	358,069.70
Paycheck	05/11/2021	103363	Patricia H. Kindley			138.52	357,931.18
Paycheck	05/11/2021	103364	Phillip C Thomas			184.70	357,746.48
Paycheck	05/11/2021	103365	Tony FD Helms			46.17	357,700.31
Paycheck	05/11/2021	103366	Teresa Gregorius			1,201.12	356,499.19
Liability Check	05/11/2021	To Print	IRS	55-0789092		2,119.22	354,379.97
Check	05/11/2021	103367	Clark, Griffin and McC...	April and May retainer; Davis litigation		2,262.25	352,117.72
Check	05/11/2021	103368	Heat and Air Direct	Service on HVAC		125.00	351,992.72
Check	05/11/2021	103369	Teresa Clontz	Cleaning for April		100.00	351,892.72
Check	05/11/2021	103370	Travelers	Workers comp ins for 21-22		1,186.00	350,706.72
Check	05/11/2021	103371	Enquirer Journal	Advertising for public hearing		62.19	350,644.53
Check	05/11/2021	103372	WM Corporate Services	Garbage for May		99.58	350,544.95
Check	05/11/2021	103373	FNB Commercial Cre...	Payment on credit card		886.59	349,658.36
Deposit	05/12/2021			Deposit	5,000.00		354,658.36
Check	05/13/2021	103374	Joshua H Presley	Replacement of check 102441		46.17	354,612.19
General Journal	05/13/2021	AJE-7		Write of lost check 102441	46.17		354,658.36
Bill Pmt -Check	05/13/2021	103375	Team Turf	Seed for park		70.00	354,588.36
Deposit	05/13/2021			Deposit	350.00		354,938.36
Check	05/14/2021	Draft	Duke Energy	Office utilities		214.66	354,723.70
Check	05/14/2021	Draft	Duke Energy			122.48	354,601.22
Deposit	05/14/2021			Deposit	845.58		355,446.80
Deposit	05/14/2021			Deposit	25.00		355,471.80
General Journal	05/18/2021	AJE-8		Lost check for Patricia Kindley	138.52		355,610.32
Check	05/18/2021	103376	Patricia H. Kindley	Replace lost check 103301 for Patri...		138.52	355,471.80
Check	05/23/2021	Draft	Spectrum	May charges		289.94	355,181.86
Deposit	05/24/2021			Deposit	960.87		356,142.73
Check	05/25/2021	Draft	Great American Finan...	Copier		173.36	355,969.37
Deposit	05/26/2021			Deposit	15,931.35		371,900.72
Total First National Bank					23,784.12	14,225.11	371,900.72
TOTAL					23,784.12	14,225.11	371,900.72

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Accrual Basis

Town of Fairview
Transaction Detail By Account
 July 2020 through June 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Park Maintenance							
Bill	07/16/2020	EL846	Brian C. Austin	Install light and labor	250.00		250.00
Bill	08/03/2020	1426	Taylor's Landscapin...		1,337.50		1,587.50
Check	08/11/2020	103119	Jerry C. Clontz	Park supplies	115.69		1,703.19
Bill	09/02/2020	1431	Taylor's Landscapin...	August lawn maintenance	1,337.50		3,040.69
Bill	09/30/2020	1433	Taylor's Landscapin...	landscaping	1,337.50		4,378.19
Check	10/13/2020	103150	FNB Commercial Cr...		248.09		4,626.28
Bill	10/16/2020	88703	Team Turf	Reseed park lawn	2,205.00		6,831.28
Bill	10/30/2020	1441	Taylor's Landscapin...	Park maintenance and roun...	1,337.50		8,168.78
Check	11/10/2020	103183	FNB Commercial Cr...		125.16		8,293.94
Check	11/10/2020	103186	Jerry C. Clontz	Park supplies	127.10		8,421.04
Bill	11/30/2020	1443	Taylor's Landscapin...		1,337.50		9,758.54
Bill	12/12/2020	101182	McCollum Trucking ...	ABC Stone	400.31		10,158.85
Bill	01/04/2021	1453	Taylor's Landscapin...	Park and round-about maint...	1,337.50		11,496.35
Bill	02/01/2021	1460	Taylor's Landscapin...		1,337.50		12,833.85
Check	02/09/2021	103283	FNB Commercial Cr...	pay credit card bill	24.54		12,858.39
Bill	03/01/2021	1465	Taylor's Landscapin...	Park and round-about	1,337.50		14,195.89
Check	03/09/2021	103310	Jerry Clontz		260.36		14,456.25
Bill	03/31/2021	1470	Taylor's Landscapin...	Park, round-about and pruni...	1,337.50		15,793.75
Bill	04/27/2021	92977 ...	Team Turf	Turf expenses for park	366.00		16,159.75
Bill	04/27/2021	5269	Team Turf	Seed for park	70.00		16,229.75
Bill	05/03/2021	1477	Taylor's Landscapin...	Mowing for park and rounda...	1,377.50		17,607.25
Check	05/11/2021	103373	FNB Commercial Cr...	Payment on credit card	404.58		18,011.83
Bill	05/23/2021	10073	Warlick Trucking Inc.	Mulch for park, etc.	2,600.00		20,611.83
Total Park Maintenance					20,611.83	0.00	20,611.83
TOTAL					20,611.83	0.00	20,611.83

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Accrual Basis

Town of Fairview

Transaction Detail By Account

July 2020 through June 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Office expense							
Bill	07/02/2020	5406	CompuNetwork	3 new computers	2,961.49		2,961.49
Check	07/14/2020	103090	Teresa Clontz	Cleaning town hall	100.00		3,061.49
Check	07/14/2020	103091	WM Corporate Servi...	Garbage service	90.21		3,151.70
Bill	08/03/2020	5640	CompuNetwork	Repairs	183.33		3,335.03
Bill	08/03/2020	5445	CompuNetwork	Monthly internet and server ho...	345.69		3,680.72
Check	08/11/2020	103117	WM Corporate Servi...	Waste services	90.21		3,770.93
Check	08/11/2020	103118	FNB Commercial Cr...	payoff credit card	264.71		4,035.64
Check	08/11/2020	103120	Teresa Clontz	Office cleaning	100.00		4,135.64
Bill	08/13/2020	309652	Killingsworth Environ...	Pest control	125.00		4,260.64
Check	08/25/2020	Draft	Great American Fina...	copier	0.00		4,260.64
Check	08/25/2020	Draft	Great American Fina...	copier charges	137.55		4,398.19
Bill	09/01/2020	4760	FNB Commercial Cr...	payment on credit card	170.19		4,568.38
Bill	09/01/2020	0061689-...	WM Corporate Servi...	September garbage bill	90.21		4,658.59
Check	09/08/2020	103147	Teresa Clontz	Cleaning for August	100.00		4,758.59
Check	09/25/2020	Draft	Great American Fina...	Copier charges	137.55		4,896.14
Check	09/25/2020	Draft	Great American Fina...	Copier	0.00		4,896.14
Bill	10/05/2020	10052020	Teresa Clontz	Cleaning	100.00		4,996.14
Check	10/13/2020	103149	WM Corporate Servi...	Garbage for October	90.21		5,086.35
Check	10/13/2020	103150	FNB Commercial Cr...		208.99		5,295.34
Bill	10/13/2020	358602	Killingsworth Environ...	Pest control	125.00		5,420.34
Check	10/22/2020	Draft	Deluxe Business For...	Checks from Deluxe	244.01		5,664.35
Bill	10/23/2020	EL848	Brian C. Austin	Speakers in office	185.00		5,849.35
Check	10/25/2020	Draft	Great American Fina...	Copier lease	137.55		5,986.90
Bill	11/09/2020	11092020	Teresa Clontz	Cleaning office	100.00		6,086.90
Check	11/10/2020	103183	FNB Commercial Cr...		115.71		6,202.61
Check	11/10/2020	103184	WM Corporate Servi...	Garbage service	95.21		6,297.82
Check	11/25/2020	Draft	Great American Fina...	copier	137.55		6,435.37
Bill	12/01/2020	4760	FNB Commercial Cr...	Pay credit card bill	132.74		6,568.11
Bill	12/01/2020	0071212-...	WM Corporate Servi...	Garbage	94.58		6,662.69
Bill	12/07/2020	12072020	Patricia Kindley_	Reimbursement for Holiday Li...	43.17		6,705.86
Bill	12/08/2020	12082020	Teresa Clontz	Clean office	100.00		6,805.86
Bill	12/10/2020	419609	Killingsworth Environ...	Pest control	125.00		6,930.86
Check	12/25/2020	Draft	Great American Fina...	copier	152.35		7,083.21
Bill	01/04/2021	01042021	Teresa Clontz	Office and festival	100.00		7,183.21
Check	01/12/2021	103257	WM Corporate Servi...	Garbage disposal	94.58		7,277.79
Check	01/12/2021	103259	FNB Commercial Cr...	Card payment	791.76		8,069.55
Check	01/25/2021	Draft	Great American Fina...	Copier	145.02		8,214.57
Check	02/09/2021	103281	Teresa Clontz	Cleaning for January	100.00		8,314.57
Check	02/09/2021	103282	WM Corporate Servi...	Dumpster fee	252.08		8,566.65
Check	02/09/2021	103283	FNB Commercial Cr...	pay credit card bill	163.19		8,729.84
Check	02/11/2021	479371	Killingsworth Environ...	Bi-monthly pest control	125.00		8,854.84
Check	02/25/2021	Draft	Great American Fina...	Copier lease	188.38		9,043.22
Bill	03/01/2021	0079640-...	WM Corporate Servi...	Garbage service	94.58		9,137.80
Bill	03/09/2021	03092021	Teresa Clontz	monthly cleaning	100.00		9,237.80
Check	03/09/2021	103308	FNB Commercial Cr...		527.04		9,764.84
Bill	03/23/2021	GA15	Heat and Air Direct	HVAC Service call	89.00		9,853.84
Check	03/25/2021	Draft	Great American Fina...	Copier charges	0.00		9,853.84
Check	03/25/2021	Draft	Great American Fina...	Copier	173.21		10,027.05
Bill	03/31/2021	1470	Taylor's Landscaping...	Park, round-about and prunin...	50.00		10,077.05
Bill	04/01/2021	0082337-...	WM Corporate Servi...	Garbage for April	94.58		10,171.63
Bill	04/05/2021	04052021	Teresa Clontz	Cleaning office	100.00		10,271.63
Bill	04/06/2021	04062021	Keith Dicken	Set up U tube for Council mee...	390.00		10,661.63
Bill	04/08/2021	525915	Killingsworth Environ...	Pest control	125.00		10,786.63
Check	04/13/2021	103339	Austin Printing	Office supplies	173.47		10,960.10
Check	04/13/2021	103340	FNB Commercial Cr...	Credit card payment	905.27		11,865.37
Check	04/25/2021	Draft	Great American Fina...	Copier charge	176.87		12,042.24
Check	05/11/2021	103368	Heat and Air Direct	Service on HVAC	125.00		12,167.24
Check	05/11/2021	103369	Teresa Clontz	Cleaning for April	100.00		12,267.24
Check	05/11/2021	103372	WM Corporate Servi...	Garbage for May	99.58		12,366.82
Check	05/11/2021	103373	FNB Commercial Cr...	Payment on credit card	482.01		12,848.83
Check	05/25/2021	Draft	Great American Fina...	Copier	173.36		13,022.19
Bill	05/28/2021	05282021	Darrell H. Baucom_	Secretary of State filing for Art...	63.00		13,085.19
Total Office expense					13,085.19	0.00	13,085.19
TOTAL					13,085.19	0.00	13,085.19

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05/28/21

Accrual Basis

Town of Fairview Transaction Detail By Account

July 2020 through June 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Festival expense							
Bill	08/08/2020	08082020	Spencer Thomas	Festival expenses	60.40		60.40
Check	08/11/2020	103118	FNB Commercial C...	payoff credit card	9.58		69.98
Check	11/10/2020	103183	FNB Commercial C...		128.55		198.53
Bill	11/25/2020	11252020	John Biggers_	Winter festival	757.05		955.58
Bill	12/01/2020	4760	FNB Commercial C...	Pay credit card bill	965.91		1,921.49
Bill	12/10/2020	12102020	Dennis Rushing	Santa for Winter Festival	150.00		2,071.49
Bill	12/10/2020	12102020	Ground 40	Parking for Winter festival	300.00		2,371.49
Check	12/10/2020	103217	Scott Cuthbertson	Winter festival supplies	298.80		2,670.29
Check	12/10/2020	103218	Michael J. Privette	Security for Winter Festival	90.00		2,760.29
Bill	12/10/2020	12102020	Scott Cuthbertson	Winter festival reimbursement	67.16		2,827.45
Bill	12/12/2020	12122020	Allison Plyler	Winter festival reimbursement	60.59		2,888.04
Bill	01/04/2021	01042021	Teresa Clontz	Office and festival	50.00		2,938.04
Check	01/12/2021	103258	Lisa Thomas	Reimbursement for Winter Festival	115.10		3,053.14
Check	01/12/2021	103259	FNB Commercial C...	Card payment	1,181.17		4,234.31
Check	02/09/2021	103283	FNB Commercial C...	pay credit card bill	44.84		4,279.15
Bill	03/23/2021	03232021	Jimmy Huntley	music for Easter Egg Hunt	300.00		4,579.15
Check	04/13/2021	103340	FNB Commercial C...	Credit card payment	188.62		4,767.77
Total Festival expense					4,767.77	0.00	4,767.77
TOTAL					4,767.77	0.00	4,767.77

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MAY 2021 ZONING PERMITS

<u>Date</u>	<u>Ck#</u>	<u>Permit #</u>	<u>Type</u>	<u>Fee \$</u>	<u>Name</u>	<u>Address</u>	<u>Parcel #</u>
5/4/21	CC	Comp 21-032	Comp	\$100	Helms	8222 Old Ferry	08120033D
5/4/21	N/A	TC-S 21-034	Text Change	N/A	Town of Fairview	7516 Concord Highway	N/A
5/4/21	264	MS 21-035	Minor	\$275	Kay Gould	Tesh Road	8153014
5/4/21	N/A	TC-N 21-036	Nuisance	N/A	Town of Fairview	7516 Concord Highway	N/A
5/4/21	8175	BF-21-037	B-Farm	\$50	Mike Macon	6317 Springs Mill	8258002
5/8/21	2890	A 21038	Accessory	\$100	Alta Davis	8018 West Duncan Road	08219001C
5/8/21	cash	Add 21-039	Addition	\$100	D Webb	8022 Old Ferry	8120025
5/13/21	5904	Comp 21 040	Compliance	\$100	Newton/c. Crumpler	8102 Concord	08186008A
5/20/21	1297	MS 21-041	Minor	\$350	M Rushing	7530 Ralph Lane Stanfield	08087030A
5/13/21	3975	H 21 042	Home	\$125	Oleg Davidov	511 Brief Road	08213073A
TOTAL	10			\$1,200			

FUND BALANCE WORKSHEET 2020/2021

Beginning Spendable Fund Balance **\$344,337**
(as of 6/30/2020)

POLICY - Reserve in Spendable Fund Balance **\$200,000**

Spendable Fund Balance **\$144,337**
(as of 6/30/2020)

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
1	7/14/2020	N-Focus	Professional Fees	4,700.00
New Spendable Fund Balance				139,637.00

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
2	3/9/2021	Live Streaming Equipment	Office Expenses	1,500.00
New Spendable Fund Balance				138,137.00

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				



**Town of Fairview
Fairview Park Event Committee Meeting
May 6, 2021**

The following Fairview Park Event Committee members were present: Lisa Thomas, Tracy Biggers, Gayle Brock, Scott Cuthbertson, Theresa Donaldson, Todd Donaldson, Leigh Harris, Mike Medlin, Traci Price-Ferguson and Spencer Thomas

Others present: Morgan Ellison, Amy Hartig, Teresa Gregorius, Town Clerk

Public Comments

None

Items of Business

A. Egg Hunt

Lisa Thomas reported that the Egg Hunt went great and was well attended. The Committee discussed some possible changes for next year:

- Add another age group for very small children
- Find a way to cordon off area from parking lot to funnel everyone to a centralized area for directions about the hunt

B. Music in the Park

Music in the Park will be Friday, June 4th, from 7:00 till 9:00 PM. The Catalinas will be providing the music. The Committee discussed the following:

- Food vendors will be charged \$25 to participate
- Scott Cuthbertson will contact The Catalinas regarding stage setup
- Parking will be provided by Hometown Heroes for a \$200 donation
- Park Facility Committee will take care of the restrooms and trash collection
- Scott Cuthbertson will check with the Boy Scouts about park cleanup after the event
- Lisa Thomas has ordered the advertisement banners
- Morgan Ellison will check with the paper and WIXIE about advertisement, flyers will be sent out with Fairview Elementary children

C. Future Events

The Fall Festival is the next event, Saturday, October 2nd. The Committee discussed fees for craft and food vendors and decided to charge \$50 for craft and \$75 for food.

D. Minutes

Spencer Thomas made a motion to approve the February 4, 2021 minutes. Todd Donaldson seconded the motion. Committee members Thomas, Biggers, Brock, Cuthbertson, Theresa Donaldson, Todd Donaldson, Harris, M. Medlin, Price-Ferguson and S. Thomas voted yes (10-0).

Chairman Thomas adjourned the meeting.

Respectfully submitted,

Teresa Gregorius
Town Clerk

Lisa Thomas
Chairman

Approved this _____ day of _____, 2021



**Town of Fairview
Regular Town Council Meeting
May 11, 2021**

The following Council members were present: Mayor Phil Thomas, John Biggers, Patricia Kindley, and Gary Wilfong. Jerry Clontz arrived at 6:35 PM

Others present: Joe McCollum, Town Attorney; Darrell Baucom, Financial Officer, Ed Humphries, Land Use Administrator / Deputy Clerk and Teresa Gregorius, Town Clerk, Spencer Thomas, Administrative Assistant

Agenda Changes

Mayor Thomas added the following to the agenda:

- Presentation on critical intersection program
- Vote on the critical intersection
- Discuss Union County Community Development Block Grant

Approval of Agenda

Patricia Kindley made a motion to approve the agenda as amended. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Presentation

Bjorn Hansen, Senior Planner, Union County, presented the two design options for the critical intersection at Hwy. 601 and Brief Road. After studies and public input, the roundabout has been chosen as the best option.

Public Comments

None

Consent Agenda

- a) Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*
- b) Land Use Report---*Report Accepted as Information*

- c) Fund Balance Worksheet 2020-2021 --- *Report Accepted as Information*
- d) Fairview Park Event April Draft Minutes (*No April Meeting*)
- e) Fairview Park Facility April Draft Minutes (*No April Meeting*)
- f) Planning Board April Draft Minutes (*Minutes Accepted as Information*)
- g) Approve Council Minutes for April 13, 2021
- h) Approve Council Retreat Minutes for February 27, 2021
- i) Approve Council Budget Workshop Minutes for April 27, 2021
- j) Fire Suppression Contract with Fairview Fire & Rescue
- k) Resolution Opposing Proposed Zoning Reform SB 349/HB 401
- l) Memorial Day Proclamation 2021
- m) Approve 25 MPH Speed Limit Ordinance #01-2020 on Lester Mullis Road per NCDOT
- n) Approve 45 MPH Speed Limit on West Duncan Road per NCDOT
- o) Approve 45 MPH Speed Limit Ordinance #01-2021 on West Duncan Road per NCDOT

Gary Wilfong made a motion to approve the consent agenda. Jerry Clontz seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Items of Business

Item 1: Discuss/Approve Amendment to Fairview Nuisance Ordinance #TC-N21-036

Ed Humphries presented verbiage for amendment TC-N21-036:

As determined by the Fairview Land Use Administration or the Union County Sheriff's Department that noise from any motorized motor vehicle to include minibikes, four wheelers, cars with loud mufflers. This applies only to subdivisions with lots under 10 acres in size.

Mayor Thomas to open Public Hearing

Public Comment: Alexander Karakosta regarding subdivision verbiage

Mayor Thomas to Close Public Hearing

The Council discussed. Gary Wilfong made a motion to table the amendment. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Item 2: Review Update on Budget for Fiscal Year 2021/2022

Darrell Baucom presented the updated budget for fiscal year 2021/2022 with the following changes:

- Insurance Expense increase \$600
- Increase grass cutting at park by \$576

Mayor Thomas and Mr. Wilfong discussed honoring the fire department for all their work in lowering the ISO grade from 5 to 4 to enable residents' insurance rates to be lower. Mr. Wilfong suggested purchasing a bench and plaque and place in front of the flag poles for residents to watch the sunset at the park, approximate cost of \$2,000. Mr. Baucom will add a line item for Fire Department Grant for \$2,000.

Item 3: Approve Critical Intersection Design

The Council discussed the two designs (roundabout and turn lanes) proposed for the Hwy. 601 and Brief Road intersection. The Council discussed.

Gary Wilfong made a motion to approve the roundabout design for the Hwy. 601 and Brief Road intersection. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Item 4: Discuss Union County Development Block Grant

Mayor Thomas reported that Union County sent him an email asking Fairview to participate in the three-year Community Development Block Grant program. Patrick Niland, Union County Assistant County Manager, spoke to the Council in December 2020 regarding the program. The Council discussed.

Jerry Clontz made a motion to approve joining the Union County Community Development Block Grant program. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Council Comments

Jerry Clontz stated there was a cleanup day at the park on May 8th and some of the Piedmont High School band members helped. He stated that he would like to add a drive up to the new wooded future picnic area. He has received an estimate of \$2,500.00. The Council discussed and John Biggers made a motion to approve creating the drive up to the wooded area. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0). Mr. Clontz stated that the picnic tables will not be available until July.

Patricia Kindley noted that the park looks great after the cleanup day.

Mayor Thomas reported that he and Ed Humphries met with Terry Fox, with the state flood insurance program to audit Mr. Humphries and our flood ordinance program. The audit went well, and Mr. Fox will be sending Mr. Humphries his report in the next few weeks.

The town has only received one application for the Social Media Committee. If you would like to serve, please fill out an application and return to the Town Clerk.

Mayor Thomas reported that he added a webinar on the American Rescue Plan through the NC League of Municipalities about securing federal monies for the town. Mayor Thomas and Darrell Baucom will be working on the paperwork needed to secure monies.

Gary Wilfong made a motion to go into closed session. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

CLOSED SESSION

Jerry Clontz made a motion to approve the agreement (see below) from the mediation between the Town of Fairview and E.C. Davis III. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Davis' will enter into a consent order to provide as follows:

1. *Davis' will refrain from any violations of the Fairview zoning ordinance at 1006 Lester Mullis Road, Indian Trail, NC*
2. *Davis' shall pay a fine of \$15,000.00. \$5,000.00 payable at the time of Council approval and \$2,500.00 within 60 days, therefore. \$7,500.00 shall be stayed and shall not be payable unless the Davis' violate the zoning ordinance at 1006 Lester Mullis Road, Indian Trail, NC and then only after a hearing in the General Court of Justice that finds such violation.*

John Biggers made a motion to adjourn. Jerry Clontz seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Phil Thomas
Mayor

Approved this _____ day of _____, 2021

Discuss Town Budget Amendment 2020-2021

The Town of Fairview
AN ORDINANCE TO AMEND THE
OPERATING BUDGET FOR FISCAL YEAR 2020-21
BUDGET AMENDMENT 3

WHEREAS, an ordinance establishing an annual budget for the Town of Fairview for the 2020-21 fiscal year has been prepared and approved by the Town Council in conformance with North Carolina General Statute 159-8; and

WHEREAS, North Carolina General Statute 159-15 provides for the amendment of the budget ordinance by the Town Council as determined appropriate; and

WHEREAS, an amendment to the budget ordinance for fiscal year 2020-21 is needed to reflect certain alterations to the authorized revenues and expenditures of the General Fund since the beginning of the budget year:

NOW, THEREFORE, BE IT ORDAINED by the Town Council for the Town of Fairview at this meeting of the Town Council held on June 8, 2021 that the following amendments be made to the operating budget ordinance for fiscal year 2020-21:

SECTION 1. GENERAL FUND

	FROM	TO
ANTICIPATED REVENUES		
See attached for detailed changes		
TOTAL ANTICIPATED REVENUES	\$ 341,515	\$ 339,215
See attached for detailed changes		
TOTAL ANTICIPATED EXPENSES	\$ 341,515	\$ 339,215

Ordinance adopted this 8th day of June, 2021.

Attest:

Clerk

, Mayor

2:09 PM

05/28/21

Accrual Basis

Town of Fairview
Profit & Loss Budget Overview
 July 2020 through June 2021

	Jul '20 - Jun 21
Ordinary Income/Expense	
Income	
Ad Valorem taxes	79,000.00
Alcoholic beverage	15,900.00
Fund balance appropriated	40,765.00
Investment income	500.00
Motor vehicle taxes	10,200.00
Park rental income	1,350.00
Rental house income	15,000.00
Sales and use tax	26,600.00
Utility Franchise taxes	134,400.00
Zoning fees	15,500.00
Total Income	339,215.00
Expense	
Advertising and Promotion	1,000.00
Audit fees	8,530.00
Bank Service Charges	500.00
Debt repayment	61,840.00
Dues and Subscriptions	6,000.00
Festival expense	15,000.00
Fire Dept Truck Payment	26,285.00
Grants	1,000.00
Insurance Expense	5,550.00
Internet and website	10,800.00
Legal fees	12,000.00
Miscellaneous Expense	2,360.00
Office expense	15,500.00
Office utilities	4,000.00
Park Maintenance	30,000.00
Park Utilities	2,200.00
Payroll Expenses	41,400.00
Payroll taxes	7,400.00
Planning and zoning	45,000.00
Professional Fees	7,700.00
Rent Expense	12,000.00
Rental house repairs, etc	1,000.00
Salaries - Park	9,900.00
Solid Waste Manage cost share	8,000.00
Tax collection fees	1,750.00
Telephone Expense	1,500.00
Training expense	500.00
Travel Expense	500.00
Total Expense	339,215.00
Net Ordinary Income	0.00
Net Income	0.00

Town of Fairview
Profit & Loss Budget Overview
July 2020 through June 2021

Town of Fairview
Amendments to 2020-21 Budget

	Jul '20 - Jun 21		Budget		Revised		Budget		Revised		Comments
	Amend 1	Amend 2	Budget	Revisions	Budget	Revisions	Budget	Revisions	Budget	Revisions	
Ordinary Income/Expense											
Income											
Ad Valorem taxes			79,000.00		79,000.00		79,000.00		79,000.00		
Alcoholic beverage			16,000.00		16,000.00		15,900.00		15,900.00		
Fund balance appropriated			37,315.00	4,700.00	43,515.00	-2,750.00	40,765.00		40,765.00		Lower expenses than anticipated
Investment income			1,500.00		1,800.00	-1,300.00	500.00		500.00		Lower interest rates in 20-21
Motor vehicle taxes			10,200.00		10,200.00		10,200.00		10,200.00		
Park rental income			3,000.00		3,000.00		1,350.00		1,350.00		Lower rentals due to COVID
Rental house income			15,000.00		15,000.00		15,000.00		15,000.00		
Sales and use tax			26,600.00		26,600.00		26,600.00		26,600.00		
Utility Franchise taxes			134,400.00		134,400.00		134,400.00		134,400.00		
Zoning fees			12,000.00		12,000.00		15,500.00		15,500.00		EC Davis code violation settlement
Total income			335,315.00	4,700.00	341,515.00	-2,300.00	339,215.00		339,215.00		
Expense											
Advertising and Promotion			1,000.00		1,000.00		1,000.00		1,000.00		
Audit fees			8,400.00		8,400.00	130.00	8,530.00		8,530.00		
Bank Service Charges			0.00		0.00	500.00	500.00		500.00		Merchant card fees
Debt repayment			61,840.00		61,840.00		61,840.00		61,840.00		
Dues and Subscriptions			6,000.00		6,000.00		6,000.00		6,000.00		
Festival expense			20,000.00		20,000.00	-5,000.00	15,000.00		15,000.00		Reduced festivals due to COVID
Fire Dept Truck Payment			30,865.00		30,865.00	-4,380.00	26,285.00		26,285.00		1 less payment than anticipated
Grants			2,000.00		2,000.00	-1,000.00	1,000.00		1,000.00		No grants to external parties
Insurance Expense			4,750.00		4,750.00	800.00	5,550.00		5,550.00		Higher P&C Insurance costs
Internet and website			10,800.00		10,800.00		10,800.00		10,800.00		
Legal fees			8,000.00		8,000.00	4,000.00	12,000.00		12,000.00		EC Davis related litigation
Miscellaneous Expense			2,360.00		2,360.00		2,360.00		2,360.00		
Office expense			12,000.00		13,500.00	2,000.00	15,500.00		15,500.00		Higher than anticipated costs
Office utilities			4,000.00		4,000.00		4,000.00		4,000.00		
Park Maintenance			30,000.00		30,000.00		30,000.00		30,000.00		
Park Utilities			2,200.00		2,200.00		2,200.00		2,200.00		
Payroll Expenses			41,400.00		41,400.00		41,400.00		41,400.00		
Payroll taxes			7,400.00		7,400.00		7,400.00		7,400.00		
Planning and zoning			45,000.00		45,000.00		45,000.00		45,000.00		
Professional Fees			3,000.00	4,700.00	7,700.00		7,700.00		7,700.00		
Rent Expense			12,000.00		12,000.00		12,000.00		12,000.00		
Rental house repairs, etc			1,000.00		1,000.00		1,000.00		1,000.00		
Salaries - Park			9,900.00		9,900.00		9,900.00		9,900.00		
Solid Waste Manage cost share			8,000.00		8,000.00		8,000.00		8,000.00		
Tax collection fees			1,500.00		1,500.00	250.00	1,750.00		1,750.00		Higher tax income collected
Telephone Expense			1,200.00		1,200.00	300.00	1,500.00		1,500.00		Increased cost of phone service
Training expense			500.00		500.00		500.00		500.00		
Travel Expense			400.00		400.00	100.00	500.00		500.00		
Total Expense			335,315.00	4,700.00	341,515.00	-2,300.00	339,215.00		339,215.00		
Net Ordinary Income			0.00		0.00		0.00		0.00		
Net Income			0.00		0.00		0.00		0.00		

Public Hearing Proposed 2021-2022 Budget

Discuss/Adopt Budget Ordinance For Fiscal Year 2021/2022

Town of Fairview
Budget Ordinance Fiscal Year 2021-22

Be it ordained by the Governing Board of the Town of Fairview, NC:

Section I: It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

See attached Profit and Loss Budget Overview for individual listing of revenue items.

Total income	\$312,586
--------------	-----------

Section II: The following appropriations are hereby made in the General Fund for the operation of the town government and its activities for the fiscal year beginning July 1, 2021 and ending June 30, 2022:

See attached Profit and Loss Budget Overview for individual listing of expense items.

Total expense	\$312,586
---------------	-----------

Section III: Levy of taxes

There is hereby levied a tax rate of \$.02 per one hundred dollars valuation of property as listed as of January 1, 2021 for the purpose of raising the revenue listed as "Current year ad valorem property tax" in the General Fund in Section I of this ordinance.

Section IV: The Finance Officer is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a) They may transfer amounts between line item expenditures within a department without limitation and without a report being prepared.
- b) They may transfer amounts up to \$1,000 between departments, including contingency appropriations within the same fund. They must make an official report on such transfers at the next regular meeting of the Governing Board.

Section V: Copies of this Budget Ordinance shall be furnished to the Clerk to the Governing Board and the Finance Officer to be kept on file by them for direction in the disbursement of funds.

Adopted this 8th day of June, 2021

Phillip C. Thomas
Mayor

11:49 AM
05/13/21
Accrual Basis

Town of Fairview
Profit & Loss Budget Overview
July 2021 through June 2022

	Jul '21 - Jun 22
Ordinary Income/Expense	
Income	
Ad Valorem taxes	108,000.00
Alcoholic beverage	16,000.00
Farm Land rental	1,500.00
Fund balance appropriated	-19,214.00
Motor vehicle taxes	10,800.00
Park rental income	1,000.00
Rental house income	15,000.00
Sales and use tax	32,500.00
Utility Franchise taxes	135,000.00
Zoning fees	12,000.00
Total Income	312,586.00
Expense	
Advertising and Promotion	1,000.00
Audit fees	8,530.00
Debt repayment	60,280.00
Dues and Subscriptions	6,000.00
Elections expense	3,100.00
Festival expense	20,000.00
Fire Dept Grant	2,000.00
Grants	2,000.00
Insurance Expense	5,350.00
Internet and website	10,800.00
Legal fees	9,000.00
Miscellaneous Expense	1,000.00
Office expense	11,000.00
Office utilities	4,000.00
Park Maintenance	30,576.00
Park Utilities	2,200.00
Payroll Expenses	42,700.00
Payroll taxes	7,650.00
Planning and zoning	47,000.00
Professional Fees	3,000.00
Rent Expense	12,000.00
Rental house repairs, etc	1,000.00
Salaries - Park	10,300.00
Solid Waste Manage cost share	8,000.00
Tax collection fees	2,000.00
Telephone Expense	1,200.00
Training expense	500.00
Travel Expense	400.00
Total Expense	312,586.00
Net Ordinary Income	0.00
Net Income	0.00

Town of Fairview
Fiscal Year 2021-22 Budget
Assumptions and Explanations

Revisions from Council meeting on 05/11/21

Added budget item for Grant to Fire Department related to the Park for \$2,000.

Revisions Since Budget Workshop Meeting

Insurance expense: increased by \$600 for higher than anticipated property and casualty estimate from NC League of Municipalities.

Park Maintenance: increased by \$576 to allow for additional grass cutting at the park.

Revenue

Ad valorem: based upon reassessed projected real and personal property values of \$546,539,854 from Union County using 98% collection rate for ad valorem taxes at \$.02 per hundred assessment rate. Used \$108,000. The revenue neutral tax rate is \$.0145 based upon prior year assessed property values.

Alcoholic Beverage tax: Assumed flat growth and used the amount collected in May 2020. Used \$16,000.

Farm land rental: Used \$1,500 based upon 20-21 results.

Motor Vehicle taxes: based upon estimated values of \$53,967,552 and using 100% collection rates at \$.02 per hundred assessment rate. Used \$10,800.

Park rental income: Reduced to \$1,000 annually based upon effects of COVID.

Rental house income: 90% of \$1,395 per month (or $1,250 \times 12$) used \$15,000 for 21-22.

Sales and use tax: NC League estimates slight increase in revenue due to economic growth; used 2% growth for the year for a total of \$32,500.

Franchise taxes: NC League estimates flat growth for 2021-22 due to uncertainty of virus and effects on the economy. I estimated no increase in revenue for total franchise of 135,000.

Zoning fees: based upon trends from 20-21; used \$12,000.

Expenses

Advertising: Used \$1,000 for advertising for special meetings.

Audit fees: Used JB Watson's estimated audit fee for plus estimated accounting charges; use \$8,530.

Debt repayment: Repayment of debt to the Haiglers in January 2022 for land purchase note. Used \$60,280 .

Dues and subscriptions: School of Govt Foundation – 500 - NC League of Municipalities – 4,750 (Current year plus slight increase); Union County Chamber of Commerce – 350; Association of Municipal Clerks – 70; NC Mayor's Association – 200; Miscellaneous 130; Used \$6,000

Elections expense: Used amount from 2019 elections; use \$3,100.

Festival expense: Used \$20,000 for annual amount, assuming increased activity.

Grants: Used \$2,000 as an estimate of contributions to organizations.

Liability insurance: Used same amount as incurred for 20-21. Used \$4,750.

Internet and website expense: based upon reimbursements to staff and estimated computer maintenance, etc. Monthly email, server hosting, Time

Warner phone and internet = \$700 (annual = 8,400); Website charge = \$2,000; Domain name renewal = \$400; Used \$10,800.

Legal fees: based on trend of higher legal fees in 20-21; used \$9,000

Miscellaneous: Various unclassified expenses; Used \$1,000.

Office supplies: based upon trend in office-related expenses; excluding new computers bought in 20-21; Used 11,000.

Office utilities: Used recent trends of \$400 per month; Used 4,000.

Park Maintenance: Based upon mowing contract of approximately \$16,000 plus additional amounts for other services; spent over \$28,000 for the last 12 months; Used \$30,000, same as budget for 20-21.

Park Utilities: Used recent trends in utility bills. Used \$2,200.

Payroll expenses: See worksheet documenting budgeted amount. Used 4.5% rate of increase for staff, per NCLM salary survey.

Payroll taxes: Total salaries at 7.65% rate for employer taxes.

Planning and zoning: Salary broken out separately for Ed.

Professional fees: Retreat expense for Council, plus other minor expenses of \$1,500; Used \$3,000.

Rent – Based upon amount paid for 20-21; Used \$12,000

Rental house repairs: used \$1,000 estimate for 21-22.

Solid Waste Management: Used budgeted amount of \$8,000 as recommended by Union County Waste Management.

Tax Collection fees: based upon 1.5% of ad valorem taxes and motor vehicle taxes. Used \$2,000 .

Telephone: estimated \$100 per month based on recent trends. Used \$1,200.

Training fees: used nominal amount of \$500 per year.

Travel: estimated \$400 for the year.

Discuss Solar Energy Ordinance Section 180P

Summary -----Solar Ordinance Replacement

Over a year ago, John mentioned to us that his business took him to another small town.

The Town was discussing a petition for a solar farm. He wondered if Fairview's ordinance was where it needed to be.

Ours needed to be updated.

Towns and the Solar Industry knew that both of them needed to educate the other about Solar Farms.

A state wide committee was set up bringing together members from many areas of interest, the solar industry and government to develop an ordinance which both the solar industry and local government could benefit from.

An ordinance was developed and is the one we have reviewed for Fairview.

The ordinance is very detailed and we feel gives the town protection in areas of installation, maintenance, and decommissioning as the project develops and after the farm's useful life.

The staff and planning Board recommend replacing our ordinance with this one.

Sec. 180P - Solar electric power generation.

The following development standards shall apply to the construction of any solar facility designed to generate electricity for a commercial purpose. Any solar facility on properties less than ten (10) acres, and or any solar facility containing battery storage shall be prohibited:

- a. A site plan, signed and sealed by a professional engineer licensed pursuant to Chapter 89C of the General Statutes shall be prepared in accordance with section 12-33(a). The site plan shall show the location of any structures within one hundred (100) feet of the property line, and it shall also demonstrate compliance with the other standards in this section.
- b. A landscape plan, signed and sealed by a professional landscape architect licensed pursuant to Chapter 89A of General Statutes shall be prepared demonstrating compliance with this chapter.
- c. Natural woodland buffering shall be installed between the security fence and adjacent non-participating property and the road right-of-way, prior to the operation of any solar equipment. Natural Woodland Buffering shall be planted at a depth of one hundred (100) feet consisting of species native to Town of Fairview with a mixture of ornamental evergreen trees.
 1. The aforementioned natural woodland buffer area shall consist of a maximum 75% native pine trees.
 2. Trees within the natural area shall be installed at a minimum of one (1) tree per 100 square feet. Use of existing vegetation is encouraged.
 3. In addition to the above mentioned density requirements ornamental evergreen trees shall be installed within the natural woodland buffer one (1) tree per three hundred (300) square feet.
 4. Ornamental evergreen trees shall be installed at six (6) feet planted height.
 5. Reference Nonnative Invasive Plants of Southern Forest by the United States Department of Agriculture for examples of species.
- d. Security fencing shall be installed around the perimeter of the solar facility. The fencing shall be a minimum of six (6) feet in height, chain link or other fencing sufficient to ensure no public access, and equipped with a gate and locking mechanism.
- e. Setbacks shall be measured from the security fencing:
 1. One hundred (100) feet from any non-participating property;
 2. Two hundred (200) feet from any street right-of-way, habitable dwelling, or residentially zoned property.
 3. Five Hundred (500) feet from the right-of-way of any arterial street; and
 4. One thousand (1,000) feet from the right-of-way of a NCDOT Scenic Byway.
- f. Maintenance: Natural woodland buffer, fencing, gates and warning signs shall be maintained in good appearance and safe operating condition. The site shall be compliant with the adopted

ordinance and all approved permits until the facility is decommissioned pursuant to subsection (i) below.

- g. Emergency Access: Current contact information for the facility owner and lessee if applicable, shall be posted at a visible location at each gate accessing the facility including:

1. Name,
2. Contact phone number,
3. Address,
4. Emergency contact phone number.

Facility owner shall further file an annual statement by February 1 of each year with the Town of Fairview Planning Department containing the information listed in subsections (1) through (4) above.

- h. Federal, State, and Local Requirements: Following issuance of a conditional use or zoning permit and prior to issuance of a building permit for construction of a new solar facility, the applicant shall supply documentation to the Planning Department that all necessary federal, state, and local approvals have been obtained and notifications have been made pursuant to applicable federal and state requirements for building a new solar facility. At a minimum, these shall include:

1. A Boundary Survey signed and sealed by a professional surveyor licensed in North Carolina showing compliance with the standards of this chapter submitted to the Planning Department;
2. A site plan showing emergency access shall be submitted to and approved by Union County Emergency Management;
3. Official documentation demonstrating compliance with any permitting required from the North Carolina Department of Environmental Quality (NCDEQ);
4. Official documentation demonstrating compliance with any permitting required from the National Environmental Policy Act (NEPA);
5. Official documentation demonstrating compliance with the Endangered Species Act (ESA).

- i. Decommission:

1. A decommissioning plan shall be signed and sealed by a professional engineer licensed pursuant to Chapter 89C of the General Statutes and submitted to the Town of Fairview Planning Department prior to the issuance of a zoning permit or conditional use permit (example provided at the end of this Section 12-160): the decommissioning plan must be signed and notarized by both the owner/operator of the solar facility and the land owner. However, nothing about the issuance of a Conditional Use or Zoning permit, including a decommissioning plan, relieves the landowner of the obligation to remove the equipment as outlined in the Conditional Use or Zoning permit.

2. The decommissioning plan must be renewed, signed, and notarized by the facility owner/operator and the land owner every five (5) years from the time the permit is issued, or upon any change of the solar facility ownership or land ownership.
 3. An estimated net cost of decommissioning, inclusive of salvage proceeds, is required and shall be prepared by a professional engineer, licensed pursuant to Chapter 89C of the General Statutes. The estimated net cost shall be revised on each decommissioning plan renewal every five (5) years and should account for inflation, deflation, and depreciation.
 4. Decommissioning shall include, but not necessarily be limited to the removal and disposal of solar panels, buildings, cabling, electrical components, roads, fencing, and any other associated facilities down to thirty-six (36) inches below grade. Further, the land shall be reasonably rehabilitated unless an agreement is reached with the land owner to leave as is.
 5. Prior to the issuance of any building permits or electrical permits, a surety bond naming Town of Fairview as beneficiary shall be posted for one-hundred and twenty-five percent (125%) of the estimated net cost of decommissioning established within the approved Decommissioning Plan, or twenty-five percent (25%) of the estimated decommissioning cost excluding salvage value, whichever is greater. The surety bond shall be renewed every five (5) years at the same time the decommissioning plan is renewed.
 6. The Town of Fairview Planning Department shall perform a re-validation inspection at minimum once every five (5) years from the date of the issuance of a permit to ensure that the solar facility remains in compliance with all standards of this chapter and the surety bond is valid.
 7. A copy of the sales contract for electricity, with any information made confidential by state or federal law redacted, shall be submitted to the Town of Fairview Planning Department prior to obtaining a building permit, naming the buyer of electricity, the seller of electricity, and the beginning and end dates of the contract.
 8. If the owner/operator of the solar facility fails to ensure the removal of the equipment within six (6) months after commercial power production ceases for a period of twelve (12) continuous months, the landowner shall be in violation of the Conditional Use or Zoning permit, and be subject to the penalties set forth in section 114.
 9. Each day that the violation continues after notification to the landowner by the administrator, shall be considered a separate offense for purposes of penalties and remedies.
- j. Enforcement by injunction, abatement and liens.
1. In addition to any other remedies or enforcement methods allowed by any law, if a violation continues under section 114, the violation may be enforced by an order of abatement issued by the general court of justice for failure of the landowner to correct the unlawful condition of the property. Upon issuance of an abatement order by the general court of justice, a landowner must comply with the order within the time limit

specified. If the landowner fails to do so, the county may take steps necessary to correct the condition of the property. The cost to correct the condition shall be a lien on the property in the nature of a mechanic or material man lien.

2. The equipment which remains shall be deemed abandoned and salvaged for the cost of decommissioning.
3. Should the salvage value exceed the cost of decommissioning, the balance shall be placed with the office of the clerk of court for abandoned funds.

Example of the Decommissioning Plan

Decommission Plan for Big Bright Solar ("Facility"), located at _____.

Prepared and Submitted by _____, the owner of Big Bright Solar

This decommissioning plan is presented as required by Subsection 12-160(f) of the Town of Fairview Code.

Decommissioning will occur as a result of any of the following conditions:

1. The land lease ends;
2. The system does not produce power for 12 months; or
3. The system is damaged and will not be repaired or replaced

The owner of the Facility, as provided for in its lease with the landowner, will do the following as a minimum to decommission the project.

1. Remove all non-utility owned equipment, conduits, structures, fencing, and foundations to a depth of at least three feet below grade.
2. Remove all graveled areas and access roads unless the owner of the leased real estate requests in writing for it to stay in place.
3. Restore the land to a condition reasonably similar to its condition before SES development, including replacement of top soil removed or eroded.
4. Re-vegetate any cleared areas with warm season grasses that are native to the Piedmont region, unless requested in writing by the owner of the real estate to not re-vegetate due to plans for agricultural planting.

All said removal and decommissioning shall occur within 12 months of the facility ceasing to produce power for sale.

The Facility Owner, currently _____, is responsible for this decommissioning. Nothing in this plan relieves any obligation that the real estate property owner may have to remove the facility as outlined in the Conditional Use Permit in the event the operator of the facility does not fulfill this obligation.

The owner of the Facility will provide the Town of Fairview Planning Department and the Register of Deeds with an updated signed decommissioning plan within 30 days of change in the Facility Owner. This plan may be modified from time to time and a copy of any modified plans will be provided to the Town of Fairview Planning Department and filed with the Register of Deeds by the party responsible for decommissioning.

Facility Owner Signature: _____ Date: _____

Landowner (if different) Signature: _____ Date: _____

Request for Funds Turning Point



FAIRVIEW

NORTH CAROLINA

APPLICATION FOR OUTSIDE AGENCY / NON-PROFITS REQUESTING FUNDS FROM TOWN OF FAIRVIEW

FISCAL YEAR 2021-22

Please provide six (6) copies and return the original to:

**Town of Fairview
Attn: Town Clerk
7400 Concord Highway
Monroe, NC 28110-6927**

Request Submitted by: Jessie Lindberg

Agency Name: Turning point, Inc.

Address: PO Box 952
monroe, NC 28111

Funding Received from Town of Fairview – previous years: \$500 (2020)

Amount of Funding requested, FY 2021-22 **\$** 700

By: Jessie Lindberg 704-288-1810
Name Telephone
Executive Director 4/8/21
Title / Position Date

Date Request submitted to Town of Fairview: 4/8/21

Date Request received by Town of Fairview: _____

Please include a breakdown of how the funds requested will be used to help accomplish your goals.

The amount we have requested will provide the funding for food for one month at our 24-hour, 42-bed domestic violence shelter. During our FY 2019-20, our food expenses totaled \$8,279.

- Number of persons to be served by the requested funds? 18
- Other funding sources and amounts of funding provided (or requested)?

Our top five funding sources for all Turning Point programs are:

Governors Crime Commission - \$359,662

United Way – \$87,775

NC Council for Women and Youth Involvement - \$106,855

Merancas - \$45,000

Braswell Trust - \$50,000

- Is any in-kind assistance being requested, and if so, what kind?
No in-kind assistance is being requested.
- Any additional information you may want to share that may assist the Town of Fairview Board of Council make an informed decision?

As it did for so many, 2020 presented its share of challenges for our organization, but our services continued uninterrupted, because we know that they aren't just life-changing, they are often lifesaving. Our ability to adapt was critical, despite the toll that the pandemic took on our clients, magnifying the trauma they have already experienced, and our Turning Point team, who continued to carry on our often very intense work while dealing with the toll the pandemic was taking on their personal lives.

COVID-19 has caused what many experts are calling "A pandemic within a pandemic." The anxiety, unemployment, economic stress, uncertainty, and isolation caused by the pandemic have set the stage for an exacerbated domestic violence, child abuse and sexual assault crisis. Victims have been trapped with abusers in homes where tensions are high. Children are attending school remotely which removes a vital avenue for disclosure for abuse when they cannot see their teachers, guidance counselors or other trusted adults on a daily basis. The release of prisoners and the halting of arrests due to COVID-19 has removed a vital means by which domestic violence is interrupted and prevented (Source: Council on Foreign Relations), and according to the Harvard Medical School Center for Primary Care, the stress, fear and sense of helplessness associated with emergencies like the pandemic tend to increase risk factors for the perpetration of violence against women.

Due to drastic cuts in federal funding and an expected surge in clients once our state fully reopens, the support of our community will be even more vital to our ability to continue to provide services to survivors of domestic violence, sexual assault and child abuse.

Please answer all the following questions (attach additional sheets, if necessary);

1. Please give a brief description of the mission and programs of the agency or nonprofit organization.

Vision Statement:

Turning Point's vision is that all people will have safe and healthy relationships, free from domestic abuse, sexual assault, and child abuse in their homes, schools, workplaces, and communities.

Mission Statement:

Turning Point exists to end domestic abuse, sexual assault, and child abuse through safe shelter, advocacy, prevention, and social change.

Programs:

Domestic Violence Shelter – For victims of Intimate Partner Violence

Our Domestic Violence Shelter and Out-of-Shelter Services provide a 24/7 crisis line and referral, 42-bed safe shelter, counseling, support groups, case management, safety planning, court advocacy and accompaniment, victim advocacy, parenting classes, employment and financial literacy classes, early childhood program, HERO program for child witnesses of domestic violence, Teen Dating Violence Prevention Program, and volunteer program.

Sexual Assault Resource Center – For victims of sexual assault or rape

Our Sexual Assault Resource Center provides a 24/7 crisis line and referral, 24/7 hospital accompaniment and advocacy for victims of sexual assault at Atrium Health Union and Atrium Health Waxhaw, victim advocacy, court advocacy and accompaniment, counseling, support groups, safety planning and volunteer program.

Tree House Children's Advocacy Center – For children who have been sexually abused, physically abused, or have witnessed violence in the home

Our Tree House Children's Advocacy Center provides a 24/7 crisis line and referral, referrals accepted from law enforcement and the Department of Social Services for forensic interviews, medical exams, counseling, support groups, safety planning, court advocacy and accompaniment, Darkness to Light's Stewards of Children child abuse awareness and response program, and the Empower Me child sexual abuse prevention curriculum for elementary-aged students.

2. **What community needs of the citizens and the Town of Fairview are being addressed in this request?**

National statistics show that on average, nearly 20 people per minute are physically abused by an intimate partner. In one year, this equates to more than 10 million people. Every nine seconds in the US, a woman is assaulted or beaten. In Union County, domestic violence impacts one in four families.

According to a 2019 study conducted by the Jamie Kimble Foundation for Courage, domestic violence costs Union County \$11,688,756 annually, and costs the state of North Carolina \$503,834,790 annually.

Every 98 seconds, someone is sexually assaulted in the US. Every eight minutes, one of those victims is a child. One out of every six women in the US will be the victim of an attempted or completed sexual assault.

Over 300,000 children are abused in the US each year. Effects of sexual abuse on children include sexual dysfunction, depression, tendency toward re-victimization, anxiety, fear, distrust, suicidal ideation, isolation, poor self-esteem, aggression, anger, PTSD, and drug and alcohol abuse.

Childhood trauma has been shown to cause PTSD, depression, anxiety, substance use, physical health problems, and even poverty and early death. These outcomes and the long-term effects of exposure to trauma can be prevented through evidenced-based mental health treatments like those delivered by the Tree House Children's Advocacy Center.

During the 2019-20 fiscal year, Turning Point provided the following services for the indicated number of residents from the 28110 zip code:

Emergency Shelter/Out of Shelter DV Services: 91 women and 169 children

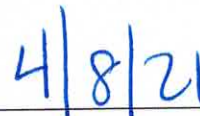
Crisis Calls: 123

Tree House CAC Services: 73 primary victims

Sexual Assault Resource Center Services: 11 sexual assault victims



Signature of Requesting Agency's Authorized Official



Date